

## Perez-Alvarez, Nicholas

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**From:** Richard McChesney <richard@spottswoodlaw.com>  
**Sent:** Thursday, August 10, 2023 11:19 AM  
**To:** Perez-Alvarez, Nicholas  
**Subject:** FW: 5' x 7' addition

Good Morning,

Please see below. All of the neighbors have been notified of the plans. One unit owner responded having no issue.

Thank you,

Richard J. McChesney, Esq.  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, FL 33040  
(305) 294-9556 - Office  
(305) 504-2696 - Fax  
[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)

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**From:** Kenton Nice <kenton@TheNices.net>  
**Sent:** Thursday, August 10, 2023 5:15 AM  
**To:** Richard McChesney <richard@spottswoodlaw.com>  
**Subject:** Fwd: 5' x 7' addition

Good morning

I had hoped to get more encouragement from Noelle, but at least she responded. I sent the same sort of request two the other two neighbors, but no response from them yet.

Thank you

Kenton Nice

Begin forwarded message:

**From:** Noelle fracyon <[noellejoon@yahoo.com](mailto:noellejoon@yahoo.com)>  
**Date:** August 9, 2023 at 2:32:19 PM GMT+2  
**To:** Kenton Nice <[kenton@thenices.net](mailto:kenton@thenices.net)>  
**Subject:** Re: 5' x 7' addition

I am fine with the addition and I sent a message to Kris about the pool

[Sent from Yahoo Mail for iPhone](#)

On Tuesday, August 8, 2023, 1:16 PM, Kenton Nice  
<[kenton@TheNices.net](mailto:kenton@TheNices.net)> wrote:

Good day, I hope all is well.

We are enjoying our European Adventure, and from what you told us about your trips to Italy's Adriatic coast, we are excited to be headed there next week.

Hopefully you had the chance to review our plans for the 5x7 bathroom addition (attached). We are on the Planning Bds agenda for 8/17, fingers crossed that we receive the approval.

Richard McChesney, our attorney sent us an email yesterday asking if we had received any feedback from our 3 neighbors in the compound about those plans, and that statements from the neighbors indicating no objection would be very helpful. We have not yet receive responses from Jeff (still away for the summer) or the Van Andas, but during our prior conversation, I felt you had no objection to the plan. So while we hate to impose, might you be willing to respond to this email stating that you would have no objection to our request for the addition? Richard felt it was important that we ask.

Note that we can only be reached via email or the WhatsApp until we return 9/8.

Thank you!

Kenton & Kathy

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**From:** Kenton Nice  
**Sent:** Friday, June 30, 2023 3:07 PM  
**To:** 'Noellejoon@yahoo.com'  
<[Noellejoon@yahoo.com](mailto:Noellejoon@yahoo.com)>  
**Subject:** 5' x 7' addition

Good day

We fly out this Sunday, with plans to return mid-September, so we wanted to update you on a few things:

When you talked last, I explained that we had requested a variance from the town to allow a 5'x7' addition to use as a bathroom in smaller building. The attached document shows (in red) where the addition would be, and how the pathway from driveway to front deck would change slightly. Note that the addition is within our setback requirements, but the variance is needed because of the % of lot coverage. Should we receive the variance, we would then prepare architect drawings to provide the HOA Architect committee and HARC / town for approval.

Please let us know if you have any questions, and we will see you back in KW this fall.

Cheers!!

Kenton & Kathy

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## Perez-Alvarez, Nicholas

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**From:** Richard McChesney <richard@spottswoodlaw.com>  
**Sent:** Thursday, August 10, 2023 1:26 PM  
**To:** Perez-Alvarez, Nicholas  
**Subject:** FW: Update  
**Attachments:** 230630\_Nice 11 Hutchinson Lane.pdf

He got these to me a lot faster than I expected! 1 of 2 emails I will be sending.

Richard J. McChesney, Esq.  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, FL 33040  
(305) 294-9556 - Office  
(305) 504-2696 - Fax  
[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)

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**From:** Kenton Nice <kenton@TheNices.net>  
**Sent:** Thursday, August 10, 2023 1:20 PM  
**To:** Richard McChesney <richard@spottswoodlaw.com>  
**Subject:** Fwd: Update

FYI

Begin forwarded message:

**From:** Kenton Nice <[kenton@thenices.net](mailto:kenton@thenices.net)>  
**Date:** August 8, 2023 at 7:32:00 PM GMT+2  
**To:** [Jeffreylatham238@gmail.com](mailto:Jeffreylatham238@gmail.com)  
**Subject:** FW: Update

Good day, we hope all is well with you guys.

We wanted to follow up on the email below regarding our application with the town to allow a 5'x7' addition (plan attached). First to be sure you received that email, and then to ask if you find it acceptable or have objections. We are on the Planning Board's agenda for Aug 17, and our attorney Richard McChesney felt it important that we ask for your opinion prior to that meeting. Can you please reply to this email sharing your opinion regarding our application?

Note that we are currently traveling and can only be reached by email or via WhatsApp.

Thank you very much!

Kenton & Kathy Nice

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**From:** Kenton Nice

**Sent:** Friday, June 30, 2023 2:39 PM

**To:** 'jeffreylathman238@gmail.com' <[jeffreylathman238@gmail.com](mailto:jeffreylathman238@gmail.com)>

**Subject:** Update

Good day,

Kathy and I hope the wedding was great, and you guys are now enjoying your time in Rhode Island. Hopefully the smoke from the Canadian fires is not impacting you too much.

We have requested a variance from the town to allow a 5'x7' addition to use as a bathroom in smaller building. I am not sure if you are having your mail forwarded, so we wanted to explain what we are requesting. The attached document shows (red) in where the addition would be, and how the pathway from driveway to front deck would change slightly. Note that the addition is within our setback requirements, but the variance is needed because of the % of lot coverage. Should we receive the variance, we would then prepare architect drawings to provide the HOA Architect committee and HARC / town for approval.

We are sending the same attachment and explanation to Noelle and the Van Andas.

Please let us know if you have any questions, enjoy your summer in Rhode Island, and we will see you back in KW this fall.

Cheers!!

Kenton & Kathy

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## Perez-Alvarez, Nicholas

---

**From:** Richard McChesney <richard@spottswoodlaw.com>  
**Sent:** Thursday, August 10, 2023 1:26 PM  
**To:** Perez-Alvarez, Nicholas  
**Subject:** FW: Town variance  
**Attachments:** 230630\_Nice 11 Hutchinson Lane.pdf

2 of 2

Richard J. McChesney, Esq.  
Spottswood, Spottswood, Spottswood & Sterling  
500 Fleming Street  
Key West, FL 33040  
(305) 294-9556 - Office  
(305) 504-2696 - Fax  
[richard@spottswoodlaw.com](mailto:richard@spottswoodlaw.com)

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---

**From:** Kenton Nice <kenton@TheNices.net>  
**Sent:** Thursday, August 10, 2023 1:21 PM  
**To:** Richard McChesney <richard@spottswoodlaw.com>  
**Subject:** Fwd: Town variance

FYI

Begin forwarded message:

**From:** Kenton Nice <[kenton@thenices.net](mailto:kenton@thenices.net)>  
**Date:** August 8, 2023 at 7:29:00 PM GMT+2  
**To:** Judy Van Anda <[judy@van-anda.com](mailto:judy@van-anda.com)>, [Jim@van-anda.com](mailto:Jim@van-anda.com)  
**Subject:** Town variance



Good day, we hope all is well with you and your families.

We wanted to follow up on the email below regarding our application with the town to allow a 5'x7' addition (plan attached). First to be sure you received that email, and then to ask if you find it acceptable or have objections. We are on the Planning Board's agenda for Aug 17, and our attorney Richard McChesney felt it important that we ask for your opinion prior to that meeting. Can you please reply to this email sharing your opinion regarding our application?

Note that we are currently traveling and can only be reached by email or via WhatsApp.

Thank you very much!

Kenton & Kathy Nice

---

**From:** Kenton Nice

**Sent:** Friday, July 7, 2023 8:42 AM

**To:** Judy Van Anda <[judy@van-anda.com](mailto:judy@van-anda.com)>; 'Jim@Van-Anda.com' <[Jim@Van-Anda.com](mailto:Jim@Van-Anda.com)>

**Subject:** Update - Chickens and town variance

Good day!

We were pleased to meet more of your family last week, but please note that we are now away until mid / late September.

We have requested a variance from the town to allow a 5'x7' addition to use as a bathroom in our smaller building. The attached document shows (in red) where the addition would be, and how the pathway from driveway to front deck would change slightly. Note that the addition is within our setback requirements, but the variance is needed because of the percentage of lot coverage. Should we receive the variance, we would then prepare architect drawings to provide the HOA Architect Committee and HARC / town for approval.

We believe the notice from the town will be mailed to your address, so we wanted to update you first with the hope that you will let us know if you have questions or concerns.

Looking forward to seeing you back in KW this fall.

Cheers!!

Kenton & Kathy

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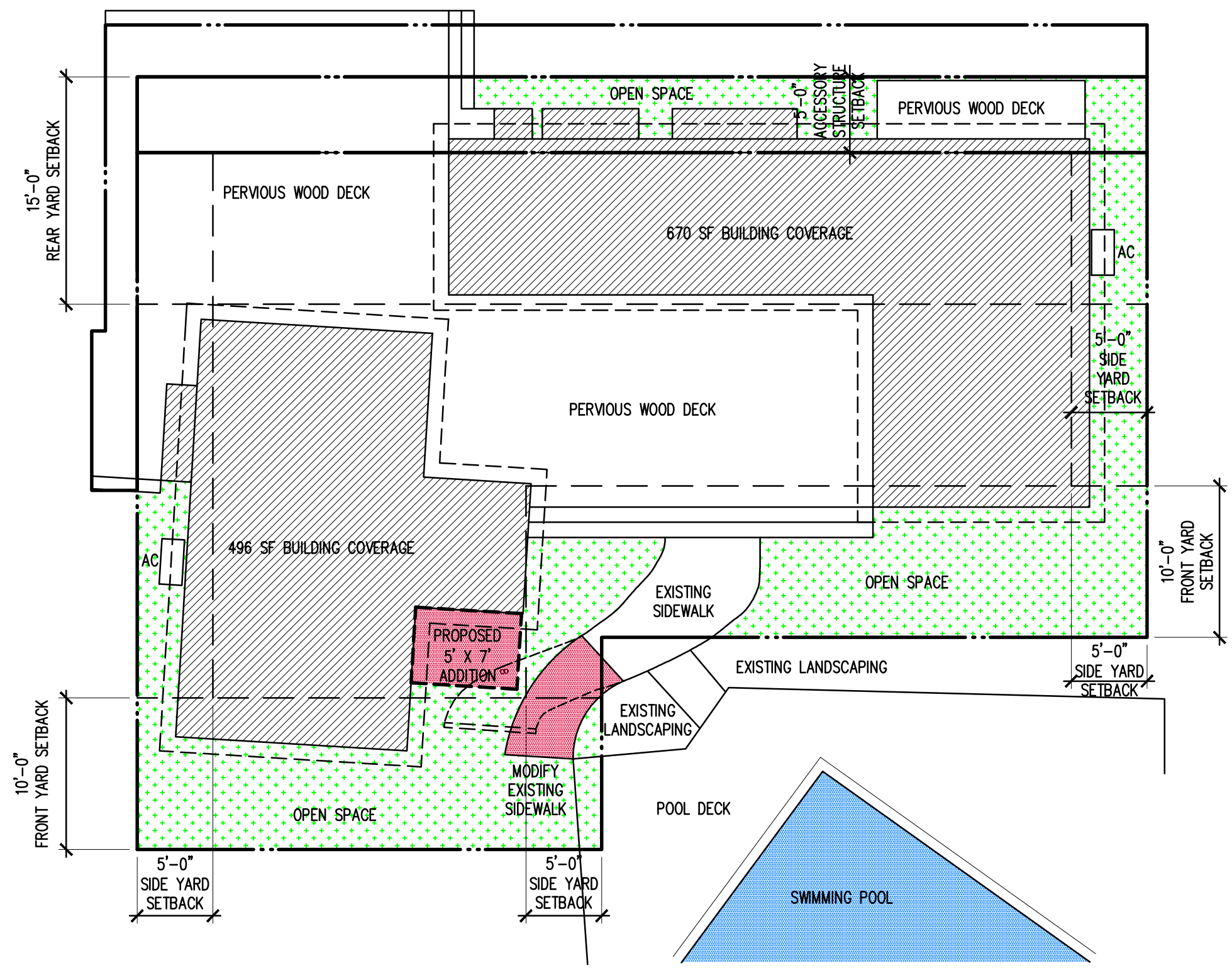
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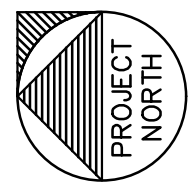
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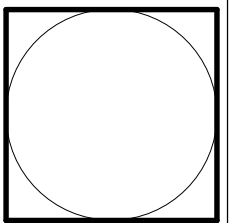


SITE PLAN  
 1/8" = 1'-0"

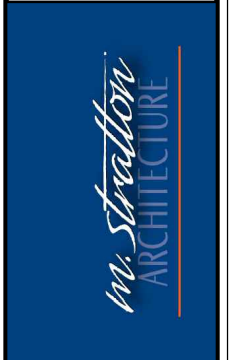
TRUE NORTH



Improvements to  
**11 HUTCHINSON LANE**  
 Key West, FL 33040



M. Stratton Architecture  
 3801 Flagler Ave.  
 Key West, Florida 33040  
 305.923.9670  
 Matthew@MStrattonArchitecture.com



Date: 6/30/2023

